

# Home Farm Court

Ingestre, Stafford, ST18 0PZ

John German



John German







# Home Farm Court

Ingestre, Stafford, ST18 0PZ

£785,000

A particularly handsome Grade II listed detached barn that has immense style and character, situated within an exclusive, sought after development within the lovely village of Ingestre.



Accommodation - Step inside the reception hall with stairs rising to the first floor landing. Double doors open into an elegant sitting room having a brick Inglenook style fireplace and double doors opening to the terrace and garden. There is a ground floor bedroom four/study which has the benefit of a 'Jack and Jill' shower room with shower, WC, wash basin and tasteful tiling.

The superb living dining kitchen is fitted with an extensive range of bespoke units with contrasting work surfaces, a recessed Belfast style sink and feature exposed brickwork with a partly recessed Aga. The kitchen area has tiled floor and wooden floor extends into the dining and sitting area that has a large walk in cupboard and double doors opening to the terrace and garden.

A utility room has cupboards, granite work surfaces, a stainless steel sink and drainer plus space and provision for a washing machine. A cloakroom leads off having a WC and pedestal wash basin.

The first floor landing has a vaulted ceiling and exposed timbers plus a useful cupboard. The principal bedroom has its own en suite having a roll top freestanding bath with chrome mixer tap and shower, pedestal wash basin, WC, tasteful floor and wall tiling and exposed beams.

Bedroom two is dual aspect and has a vaulted ceiling along with an en suite having a freestanding bath with chrome mixer tap and shower, a separate shower, pedestal wash basin, WC and chrome vertical towel radiator.

Bedroom three has a vaulted ceiling and also the benefit of an en suite having a shower with drying area, pedestal wash basin, WC and chrome vertical towel radiator.

Outside - The property has a gated drive capable of parking approximately three cars giving access to the garage which has double doors, a vaulted ceiling, walk in cupboard and a WC off. There is also a stunning bespoke fully fitted wine cellar that is approached via a trap style door and steps leading down.

There are delightful sun terraces with a brick retaining wall and steps up to an extensive and beautiful partly walled rear garden that has mature beds and borders.

The property is situated in the exclusive Home Farm Court development within the centre of the popular village of Ingestre which has a highly respected golf course. It is conveniently placed for the larger villages of Little and Great Haywood. An excellent farm shop is within a mile away along with National Trust Shugborough Estate. It is also convenient for commuting via excellent main arterial roads and the county town of Stafford and Cathedral city of Lichfield both have railway stations having services to London Euston, some of which operate to London Euston in approximately one hour and twenty minutes.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property is Grade II listed and within a conservation area.

Stafford County Council are reviewing a possible historic bridle path beyond the property's rear boundary.

There is a shed within the garden however planning permission was not obtained.

There is a management/service charge for Home Farm Court, currently £1039.16 paid in advance in two installments: 1st March-31st August and 1st September-28th February.

The land registry refers to rights, restrictions, easements and covenants, a copy of the document is available upon request. EPC not required as Grade II listed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Driveway & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private shared communal system

**Heating:** LPG (no mains gas)

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

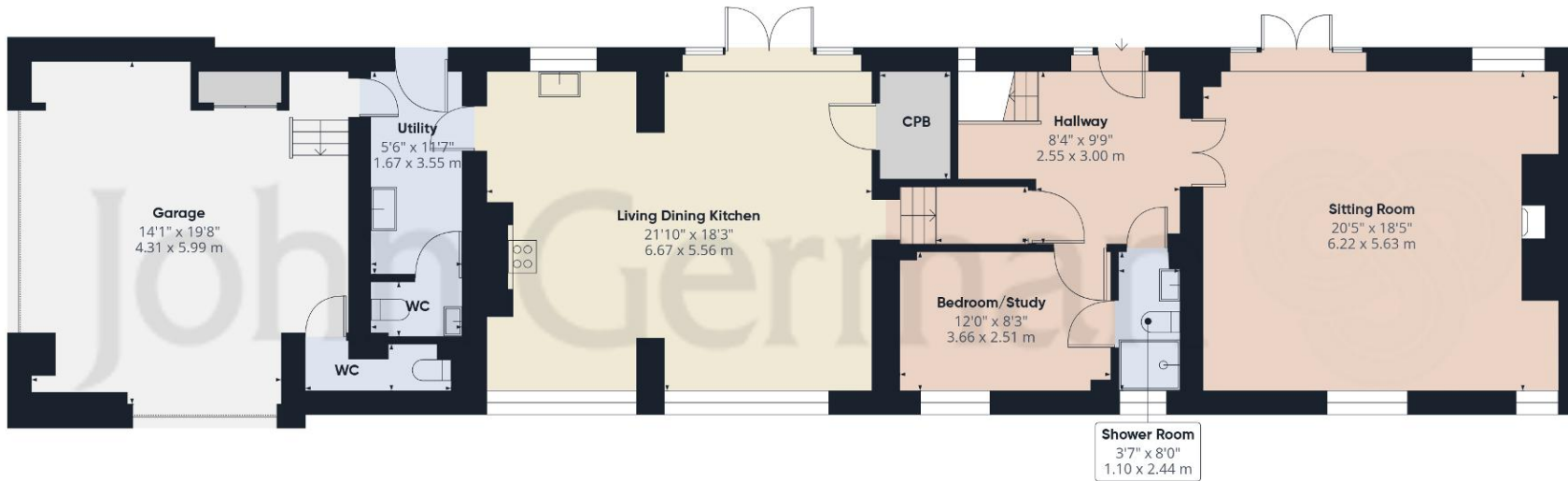
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17092025









Ground Floor

Approximate total area<sup>(1)</sup>

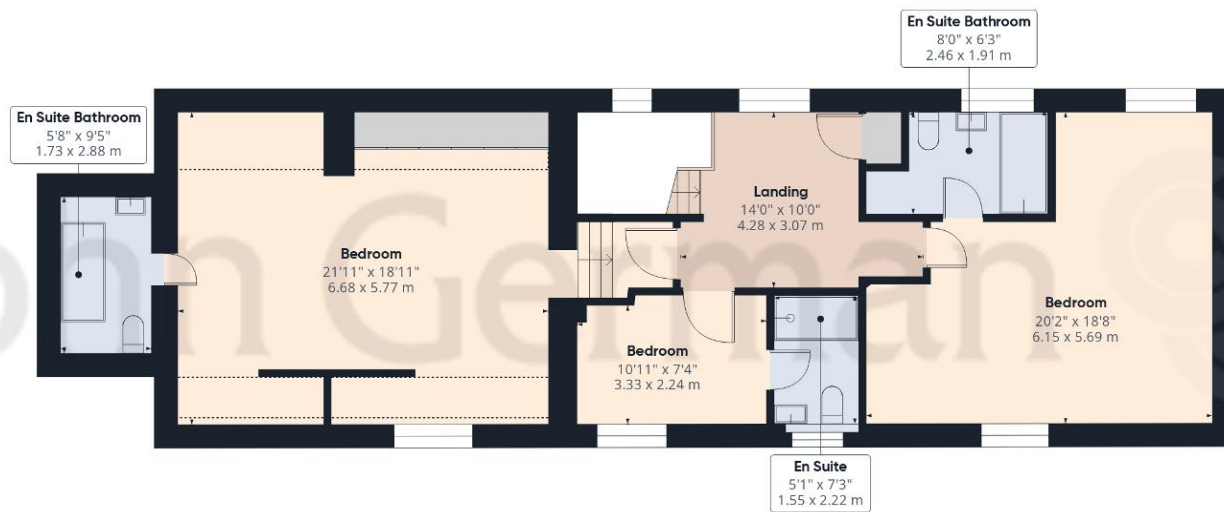
2559 ft<sup>2</sup>

237.6 m<sup>2</sup>

Reduced headroom

119 ft<sup>2</sup>

11 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



